

CERTIFICATION OF OWNERSHIP & DEDICATION:

I, (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____ Page _____, and whose name is subscribed hereto, hereby, dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner

APPROVAL OF THE CITY PLANNER:

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER:

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning Commission
Bryan, Texas

NOTARY PUBLIC CERTIFICATION

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

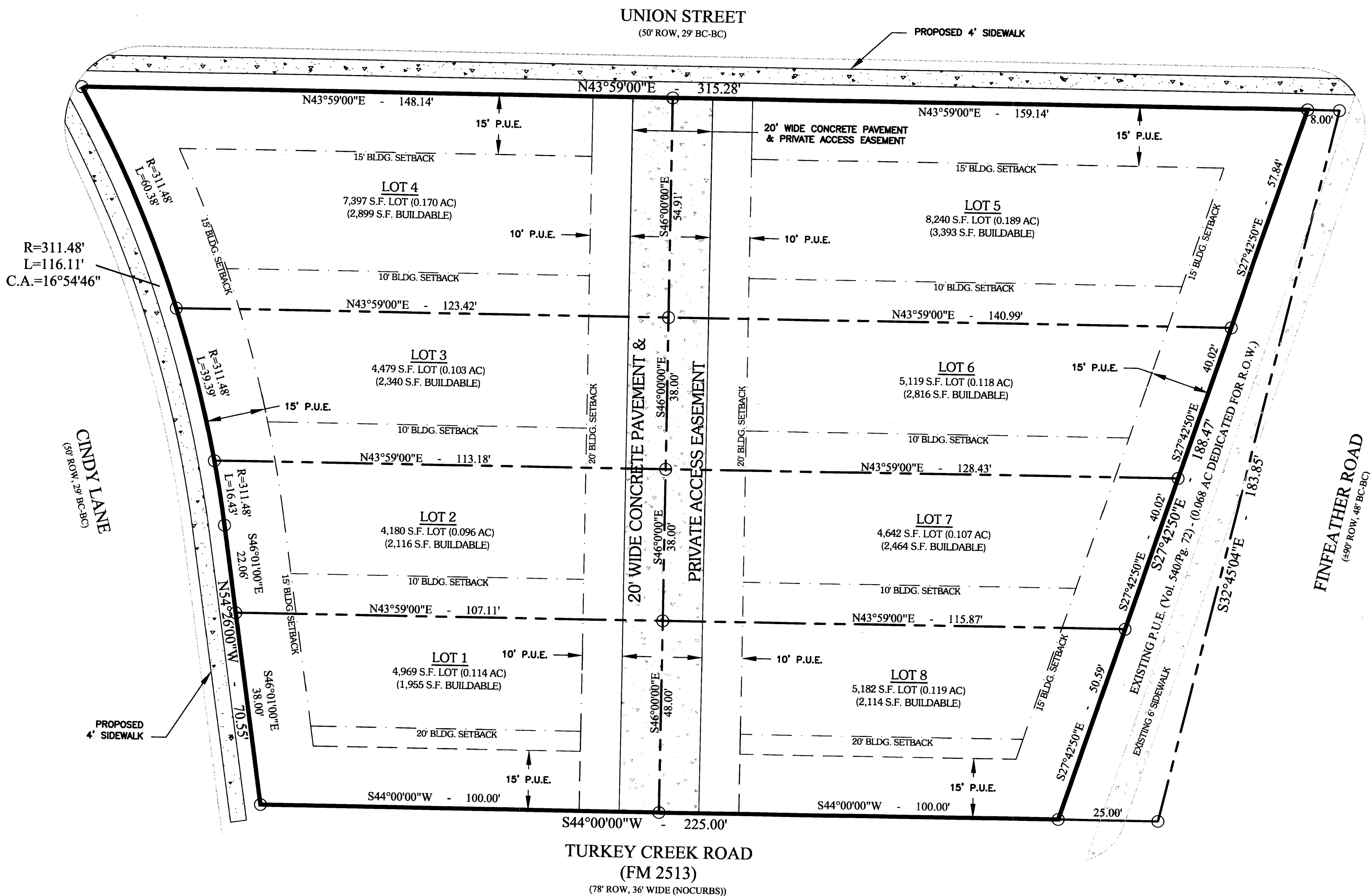
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, Registered Public Surveyor No. _____ in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Public Land Surveyor



REVISED PLAT

SCALE: 1" = 20'

FIELD NOTE DESCRIPTION OF A 1.0827 ACRE TRACT:

FIELD NOTE DESCRIPTION OF A 1.0827 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE **ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45**, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING PART OF **BLOCK ONE (1) OAK GLADE ADDITION**, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 164, PAGE 391, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS.

BEGINNING AT THE NORTHEAST INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CINDY LANE WITH THE NORTHWEST RIGHT OF WAY LINE OF TURKEY CREEK ROAD;

THENCE ALONG THE SOUTHWEST LINE OF THE SAID **BLOCK ONE (1) OAK GLADE ADDITION**, SAME BEING THE NORTHEAST RIGHT OF WAY LINE OF CINDY LANE FOR THE FOLLOWING CALLS:

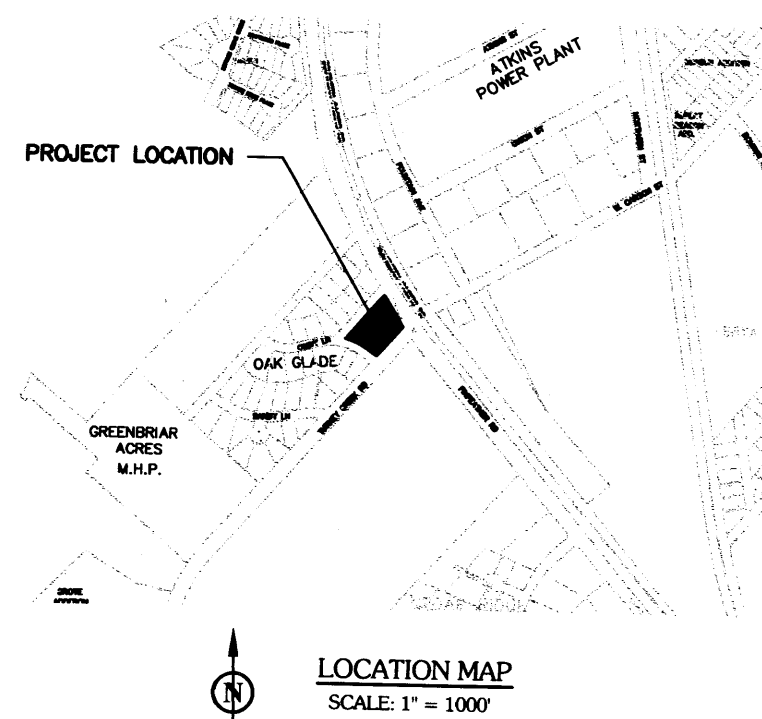
THENCE N 54°26'00"W FOR A DISTANCE OF 70.55' TO A 1/2-INCH IRON ROD SET FOR ANGLE POINT, SAID IRON ROD MARKING THE BEGINNING POINT OF A CURVE;

THENCE ALONG SAID CURVE HAVING THE FOLLOWING DATA: A RADIUS OF 311.48 FEET, A CENTRAL ANGLE OF 16°54'46", ARC LENGTH OF 91.94 FEET, A CHORD DISTANCE OF 91.64 FEET, AND A CHORD BEARING OF N62°53'23"W, TO A 1/2-INCH IRON ROD SET FOR CORNER, SAID IRON ROD MARKING THE END OF THIS CURVE;

THENCE N43°59'00"E, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF UNION STREET, SAME BEING THE NORTHWEST LINE OF THE SAID **BLOCK ONE (1) OAK GLADE ADDITION**, FOR A DISTANCE OF 307.28 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE S27°42'50"E ALONG THE SOUTHWEST LINE OF A PUBLIC UTILITY EASEMENT DESCRIBED IN THE INSTRUMENT RECORDED IN VOLUME 540, PAGE 72, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 188.47 FEET TO AN IRON ROD SET FOR CORNER;

THENCE S44°00'00"W ALONG THE SOUTHEAST LINE OF THE SAID **BLOCK ONE (1) OAK GLADE ADDITION**, SAME BEING THE NORTHWEST RIGHT OF WAY LINE OF TURKEY CREEK ROAD, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.0827 ACRES OF LAND, MORE OR LESS.



GENERAL NOTES:

1. THE LAND IS CURRENTLY ZONED SF-5. A CONDITIONAL USE PERMIT SHALL BE INSTITUTED TO ALLOW FOR THE 10 PATIO HOME DEVELOPMENT.
2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 480083-134C, EFFECTIVE DATE JULY 2, 1982.
3. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
4. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 3" IRON RODS WITH CAPS.
5. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
6. THE METES AND BOUNDS DESCRIPTION OF PROJECT PROPERTY FOUND HEREIN ARE FROM EXISTING DEEDS AND ARE SUBJECT TO CHANGE PER A COMPLETE BOUNDARY SURVEY.
7. POINT OF ORIGIN: IRON PIPE FOUND AT P.O.B. AND RECORD BEARINGS ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF TURKEY CREEK ROAD HAVING A BEARING AS SHOWN AS DESCRIBED IN THE ORIGINAL PLAT OF OAK GLADE ADDITION RECORDED IN VOL. 164, PG. 391, OF THE DEED RECORDS OF BRAZOS COUNTY.
8. AVERAGE ACREAGE PER RESIDENTIAL LOT = 0.084 AC (3,668 S.F.)

LEGEND

---	PROPERTY LINES
---	LOT LINES
---	R.O.W. LINES
---	EASEMENT LINE
---	BUILDING SET BACK LINE
---	EXISTING 6" SEWER LINE
---	EXISTING 2" WATER
---	EXISTING 6" WATER
---	PROPOSED 6" SEWER
---	PROPOSED 4" SEWER MANHOLE
---	P.U.E.

RE-PLAT

OAK GLADE ADDITION, BLOCK 1

1 BLOCK CONSISTING OF
8 LOTS ON 1.0827 ACRES

BLOCK 1 OF OAK GLADE ADDITION (V164/P391)
ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45
1.0827 ACRES - ZONED SF-5
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 1, 2006

DEVELOPER

INTEGRITY DEVELOPERS
100 S. TEXAS AVE.
Bryan, Texas 77803
(979) 220-5959

SURVEYOR

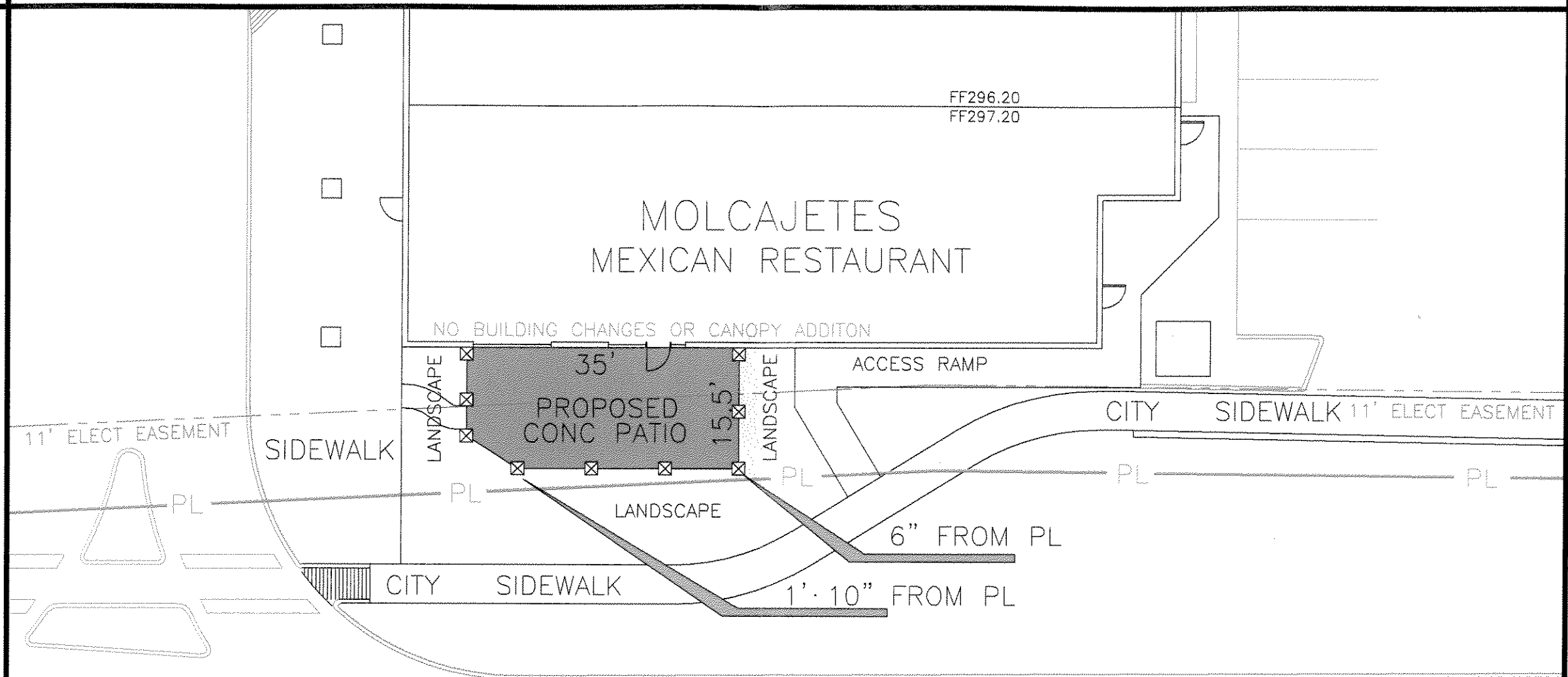
KERR SURVEYING, LLC
505 CHURCH AVE.
COLLEGE STATION, TEXAS 77840
(979) 268-0150

GATTISEENGINEERING
ENGINEERS ♦ CONSULTANTS

P.O. Box 13461 • College Station, Texas 77841 • (979) 575-5022
INFO@GATTISEENGINEERING.COM

SUBMIT LOG
6/20/2012 10:01

RP06-04



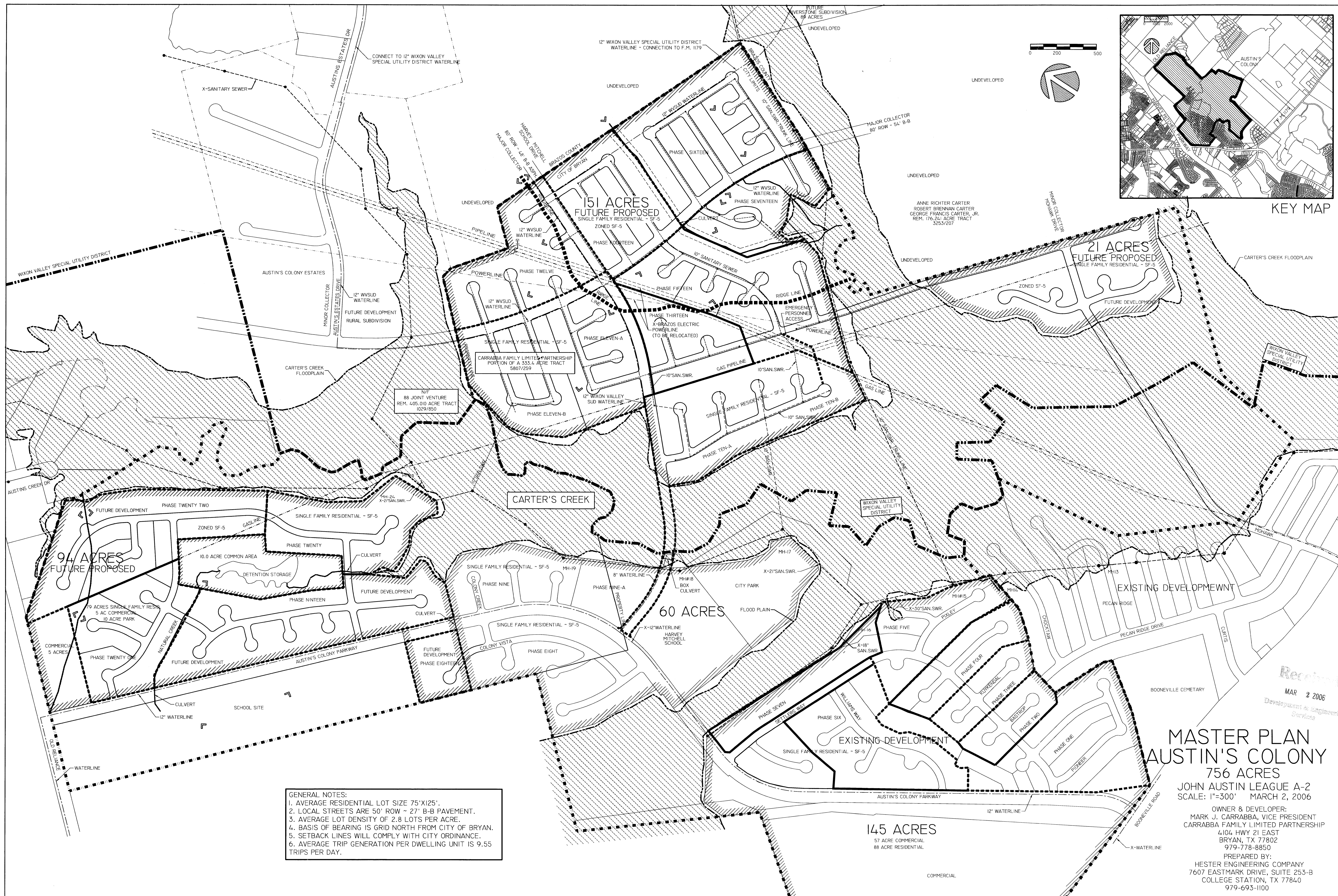
TEJAS CENTER
SERVICE PATIO PLAN

SCALE 1/16"=1'
3/3/06

Received

MAR 8 2006
Development & Engineering
Services

SP06-13



GENERAL NOTES:
1. AVERAGE RESIDENTIAL LOT SIZE 75'X125'.
2. LOCAL STREETS ARE 50' ROW ~ 27' B-B PAVEMENT.
3. AVERAGE LOT DENSITY OF 2.8 LOTS PER ACRE.
4. BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
5. SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
6. AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.

MASTER PLAN
AUSTIN'S COLONY
756 ACRES
JOHN AUSTIN LEAGUE A-2
SCALE: 1"=300' MARCH 2, 2006

OWNER & DEVELOPER:
MARK J. CARRABBA, VICE PRESIDENT
CARRABBA FAMILY LIMITED PARTNERSHIP
4104 HWY 21 EAST
BRYAN, TX 77802
979-778-8850
PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100

MP06-01 #3

CERTIFICATE OF OWNERSHIP/DEDICATION:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, J&R ASSOCIATES, LLC., the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume____, Page____, and whose names is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

Before me, the undersigned authority, on this day personally appeared Raul DeLeon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this ____day of____,2006

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, Paul Williams, Registered Professional Land Surveyor No. 5743, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Paul Williams
R.P.L.S. 5743

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2005 and same was duly approved on the ____ day of _____, 2006 by said Commission.

Chairman, P. & Z. Commission

APPROVAL OF THE CITY PLANNER:

I, _____, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2006.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER:

I, _____, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2006.

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK:

THE STATE OF TEXAS *
COUNTY OF BRAZOS *

I, _____, County Clerk in and for Brazos County, Texas, Do hereby certify that this Plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 2006, in The Official Public Records of Brazos County, Texas in Volume _____, Page _____

County Clerk of Brazos County, Texas

Field Notes
0.08 Acres
(3678.2 Square Feet)
S. F. Austin League No. 9, A-62
Brazos County, Texas
May 9, 2005

All of that certain lot, tract or parcel of land being 0.08 acres situated in the S. F. Austin League No. 9, A-62, and being a part of a called 5.0 acre tract of land described in a deed from Surry Smith, et ux, to L. D. Baukните, in Volume 62, Page 560, of The Deed Records of Brazos County, Texas (D.R.B.C.T.). Said 0.08 acre tract of land being more particularly described by metes and bounds and follows:
Beginning at a point on the existing east right of way line of Wallace Street, said point also being on the south right of way line of the I. & G. N. Railroad, and also being the original west corner of the said Baukните 5.00 acre tract.
THENCE N 66°00'00" E, along the north line of the said Baukните 5.00 acre tract, and along the said south right of way line of the railroad, a distance of 10.19 feet, to a 1/2" iron rod set at a point along the proposed east right of way line of Wallace Street.
THENCE S 35°00'00" E, departing the said railroad right of way, along the proposed east right of way line of Wallace Street, a distance of 366.48 feet to a 1/2" iron rod set.
THENCE N 35°00'00" W, a distance of 10.02 feet to a point along the existing east right of way line of Wallace Street.
THENCE N 35°00'00" W, along the existing east right of way line of Wallace Street, a distance of 368.42 feet to **THE POINT OF BEGINNING** and containing 0.08 Acres (3678.2 Square Feet) of land more or less, according to a survey performed on the ground on May 7, 2005, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743.

KEY TO SYMBOLS

--- PROPOSED PROPERTY BOUNDARY
--- EXISTING PROPERTY BOUNDARY
--- SET BACKS
--- EASEMENT LINES

ABBREVIATIONS:

R.O.W. - RIGHT OF WAY

P.U.E. - PUBLIC UTILITY EASEMENTS

PROP. - PROPOSED

EXIST. - EXISTING

ZONING:
EXISTING: SF-5
PROPOSED: SF-5

OWNER/DEVELOPER:

J&R Associates
3715 Bridle Trail
College Station, Texas 77845
Raul DeLeon
Telephone (979) 574-1835

CIVIL/SITE ENGINEER:

CSC Engineering & Environmental
Consultants, Inc.
3407 Tabor Road
Bryan, TX 77808
Telephone (979) 778-2810
Fax (979) 778-0820

SURVEYOR:

Paul Williams
5400 Marcia Lane
Bryan, Texas 77807
Telephone (979) 220-6894
Fax (979) 822-3655

Surveyed Prepared on April 1, 2005

Field Notes
3.34 Acres
S. F. Austin League No. 9, A-62
Brazos County, Texas
May 9, 2005

All of that certain lot, tract or parcel of land being 3.34 acres situated in the S. F. Austin League No. 9, A-62, and being a part of a called 5.0 acre tract of land described in a deed from Surry Smith, et ux, to L. D. Baukните, in Volume 62, Page 560, of The Deed Records of Brazos County, Texas (D.R.B.C.T.). Said 3.34 acre tract of land being more particularly described by metes and bounds and follows:
Beginning at a 5/8" iron bolt found for the northwest corner of a 0.14 acre tract of land described in a deed from Leona Baukните to James Harris and Frankie Lucille Harris in Volume 171 Page 129 D.R.B.S.
Said point also being on the northeast line of a called 0.38 acre tract of land described in a deed to Tom and Edna Jones, recorded in Volume 290, Page 531.
THENCE N 29°34'49" W, along the east line of the said 0.38 acre tract, a distance of 96.76 feet, to a 1/2" iron pipe found at the northeast corner of the said 0.38 acre tract. Said point also being on the south line of a called 0.132 acre tract of land described in a deed to Elias Phillips, recorded in Volume 226, Page 575.
Said point also being on the northeast line of a called 0.287 acre tract of land described in a deed to Tom and Edna Jones, recorded in Volume 290, Page 531.
THENCE N 29°34'49" W, along the east line of the said 0.38 acre tract, a distance of 96.76 feet, to a 1/2" iron pipe found at the northeast corner of the said 0.38 acre tract. Said point also being on the south line of a called 0.132 acre tract of land described in a deed to Elias Phillips, recorded in Volume 226, Page 575.
THENCE along the Elias Phillips 0.132 acre tract the following three calls:
1.) N 55°10'31" E, 18.75 feet, to a 1/2" iron rod set.
2.) N 35°00'00" W, 53.00 feet, to a 1/2" iron rod set.
3.) S 55°00'00" W, 15.00 feet, to a 1/2" iron rod set at the southeast corner of a called 0.287 acre tract of land described in a deed to Elias Phillips, recorded in Volume 107, Page 74.
THENCE N 35°00'00" W, along the east line of the said Elias Phillips 0.287 acre tract, a distance of 125.00 feet to a 1/2" iron rod set.
THENCE S 55°00'00" W, along the north line of the said Phillips 0.287 acre tract, a distance of 89.98 feet, to a 1/2" iron rod set for the northwest corner of the said 0.287 acre tract, and also being a point on the new east right of way line of Wallace Street.
THENCE N 35°00'00" W, along the new east right of way line of Wallace Street, a distance of 366.48 feet, to a 1/2" iron rod set at a point in the south right of way line of the I. & G. N. Railroad. Said point also being on the northwest line of the said Baukните 5.00 acre tract.
THENCE N 66°00'00" E, along the south right of way line of the I. & G. N. Railroad, and the north line of the 5.00 acre tract, a distance of 344.11 feet, to a 1/2" iron rod set at the northwest corner of a called 1.216 acre tract conveyed to Ella Williams.
THENCE departing the said south right of way line, across the 5.00 acre tract, and along the west line of the said 1.216 acre tract, S 25°01'08" E, a distance of 531.51 feet, to a 1/2" iron rod set at the northeast corner of a called 0.23 acre tract of land described in a deed from Leona Baukните to Milton Turner, et ux, in Volume 227 Page 17.
THENCE S 72°30'00" W, along the north line of the said Turner 0.23 acre tract, a distance of 100.00 feet, to a 1/2" iron rod set.
THENCE S 25°36'04" E, along the west line of the said Turner tract, a distance of 100.00 feet, to a 1" iron rod found at the northeast corner of the said James Harris 0.14 acre tract.
THENCE S 71°36'29" W, along the north line of the said Harris 0.14 acre tract, a distance of 59.29 feet to **THE POINT OF BEGINNING** and containing 3.34 acres of land more or less, according to a survey performed on the ground on May 7, 2005, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743.

Received

MAR 2 2006

Development & Engineering
Services

**FINAL PLAT
WALLACE CORNER
SUBDIVISION
1 BLOCK - 7 LOTS
3.42 ACRES - BRYAN, TEXAS
S.F. AUSTIN SURVEY, A-62
MARCH 2006**

FP05-20 #3

2015-03-05

1. BEARING OF BEARINGS: THE PLAT OF PENDLETON DRIVE AS RECORDED IN VOLUME 4782, PAGE 132 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, WHICH IS THE SAME BEARING SYSTEM AS THE PARK HUDSON DEVELOPMENT.

2. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0142 C, JULY 2, 1992, BUT PORTIONS OF THIS TRACT ARE SUBJECT TO THE CITY OF BRYAN'S FLOOD DETERMINATION AND FLOOD MANAGEMENT ORDINANCE.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS,
COUNTY OF BRAZOS

I, We, _____ owners and developers of _____ acres, shown on this plat, as conveyed in Volume _____ Page _____ of the Official Records of Brazos County, Texas, and designated herein as _____ Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owners

STATE OF TEXAS,
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 2006.

Notary Public in and for the State of Texas

Printed Name: _____
My Commission Expires: _____

FND 1/2" IR WITH CAP (McCLURE)
CONTROL MONUMENT
BENCH MARK
N 02°47'19" W
58.77'

FND 1/2" IR WITH CAP
P.O.B.

20' P.U.E. NO CITATION FOUND

BLOCK 3

LOT 1 - R

NOW OR FORMERLY
CHARLES A. ERNST, SR.
AND
CHARLES A. ERNST, JR.
VOLUME 6743, PAGE 078

PARK HUDSON, PHASE 3 REPLAT
3.266 ACRES
VOLUME 6221, PAGE 143

METES AND BOUNDS DESCRIPTION
20.00 ACRE TRACT
J.W. SCOTT LEAGUE, ABSTRACT NO. 49
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 20.00 acre tract or parcel of land, lying and being situated in the J.W. Scott League, Abstract No. 49, Brazos County, Texas, and being part of a called 238.84 acre remainder tract conveyed to Bryan Development Ltd., as described in VOLUME 3734 PAGE 105 of the Official Records of Brazos County, Texas, and part of the 50 acre remainder tract described in deed from M.D. Wheeler to Bryan Development Ltd. recorded in VOLUME 3237 PAGE 233 of the said records and being more particularly described as follows:

BEGINNING: at a plastic capped 1/2" iron rod (stamped KR McClure, RPLS # 5650) found marking the northwest corner of Lot 1-R, Block 3, Park Hudson, Phase Three Replat as depicted in VOLUME 6221 PAGE 143 of the said records, and being in the southeast right-of-way line of Pendleton Drive (60' ROW) as depicted by plat recorded in VOLUME 4782, PAGE 132 of the said records;

Thence the following calls along the said right-of-way line of Pendleton Drive:

N 02°47'19" W - 58.77 feet to a plastic capped 1/2" iron pipe (stamped KR McClure, RPLS # 5650) found for the beginning of a curve to the right;

674.54 feet along the arc of said curve (Curve Data: Central angle = 39°50'37", Radius = 970.00 feet, Tangent = 351.55 feet and chord bears N 17°07'50"E - 661.05 feet) to a plastic capped 1/2" iron pipe (stamped KR McClure, RPLS # 5650) found for end of said curve;

N 27°03'18"E - 108.84 feet to a plastic capped 1/2" iron rod (stamped KR McClure, RPLS # 5650) found for an angle point;

N 37°03'18"E - 326.85 feet along said right-of-way line to a chiseled "X" in concrete set for the beginning of a curve to the left;

598.09 feet along the arc of said curve (Central Angle = 28°15'48", Radius = 1030.00 feet, Tangent = 259.32 feet, chord bears N 22°55'24"E - 512.95 feet) to a chiseled "X" in concrete set for the end of said curve and being the north corner of this subdivision and also being on the southwestern boundary of a 60' wide Exxon-Mobil Pipeline easement as described in VOLUME 111 PAGE 574 of the Release Records of Brazos County, Texas;

Thence the following calls across the said 238.84 acre tract:

S 32°13'58"E - 85.45 feet with the said easement line to a plastic capped 1/2" iron (stamped Taggart, RPLS # 5676) set for the northeasterly corner of this tract;

S 39°13'41" W - 685.89 feet to a plastic capped 1/2" iron rod (stamped KR McClure, RPLS # 5650) found for an angle point;

S 26°25'46" W - 172.14 feet to a plastic capped 1/2" iron rod (stamped KR McClure) found for an angle point;

S 68°42'02" W - 176.90 feet to a plastic capped 1/2" iron rod (stamped KR McClure, RPLS # 5650) found for an angle point;

S 68°32'22" W - 656.83 feet to the **PLACE OF BEGINNING**, and containing 20.00 acres of land.

BENCHMARK # _____ ELEVATION _____
1/2" IRON ROD FOUND FOR SOUTH-WEST CORNER OF
CALLED PROPOSED LOT ONE

NOTE: REVISED "FLOODABLE AREA" LINE SHOWN ON PROPOSED LOT ONE PROVIDED BY McCLURE & BROWNE ENGINEERING/SURVEYING INC. JULY 27, 2004 AND IS A GRAPHICAL APPROXIMATION ONLY. THE PORTION SHOWN ON LOT ONE 1, BASED ON AERIAL PHOTOGRAPHY ONLY, PER VOLUME & BROWNE ENGINEERING/SURVEYING INC.

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Linda Huff, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat, together with its certificates of authentication, was filed for record in my office the _____ day of _____, 2006, in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

Witness my hand and official seal, at my office in Bryan, Texas.

KAREN McQUEEN, County Clerk, Brazos County

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR

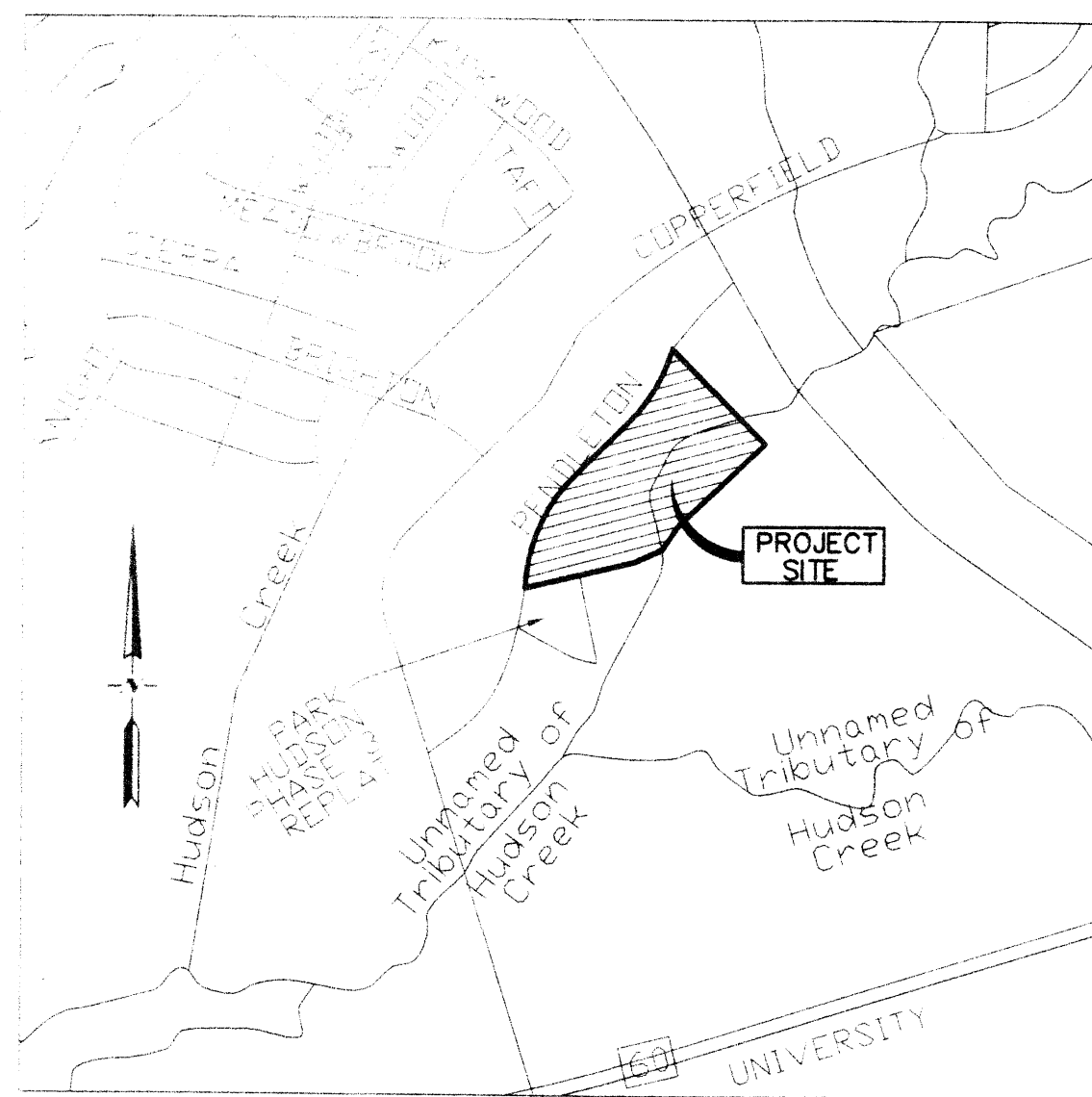
STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

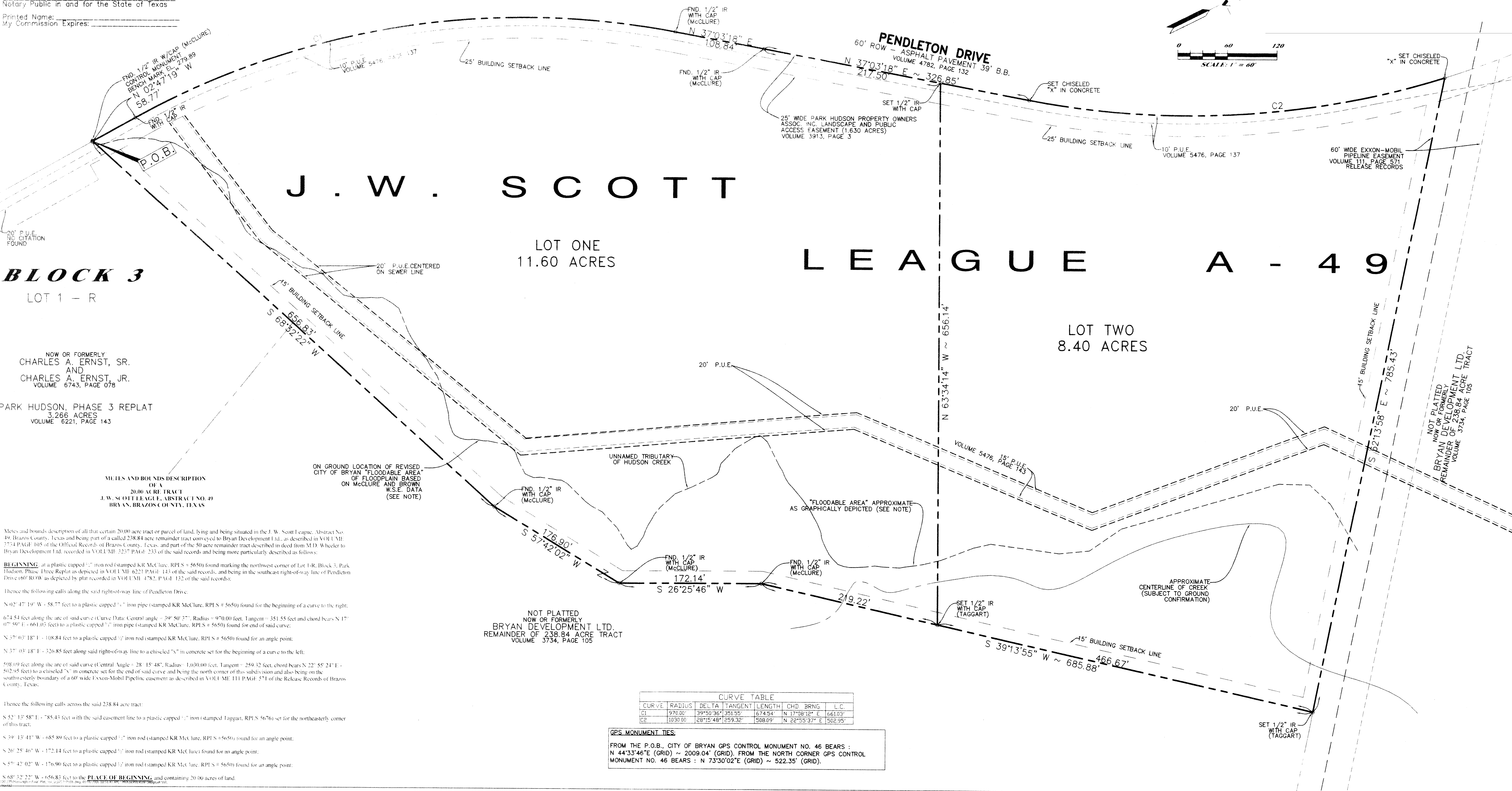
This The _____ day of _____, 20____

Preliminary For Public Agency Review

Gregory K. Taggart
R.P.L.S. No. 5676



VICINITY MAP
N.T.S.



CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	970.00	39°50'36"	351.55'	674.54'	N 17°08'12" E	661.03'
C2	1030.00	28°15'48"	259.32'	508.09'	N 22°55'37" E	502.95'

GPS MONUMENT TIES:

FROM THE P.O.B., CITY OF BRYAN GPS CONTROL MONUMENT NO. 46 BEARS :
N 44°33'46"E (GRID) ~ 2009.04' (GRID), FROM THE NORTH CORNER GPS CONTROL
MONUMENT NO. 46 BEARS : N 73°30'02"E (GRID) ~ 522.35' (GRID).

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdcstx@yahoo.com
Fax: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

MDC
MUNICIPAL DEVELOPMENT GROUP

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REV.	DATE	BY	COMMENT
1	2/03/06	RB	INITIAL SUBMISSION
2	2/03/06	RB	REVISIONS PER CITY COMMENTS

SCALE: 1"=60'
PROJECT DATE: JANUARY, 2006
DRAWN BY: D.H.
CHECKED BY: G.K.T.
PAGE

FINAL PLAT
OF
PENDLETON PLACE
LOT ONE AND TWO
20.00 ACRES
VOLUME 6608 PAGE 278

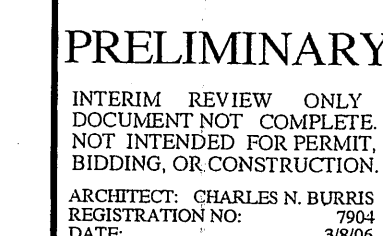
Received
MAR 6 2006
Development & Engineering
Services

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000034-3757
SHEET NO. 1

FP06-03 #2



PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 253-B
COLLEGE STATION, TX 77840
979-693-1100



A R E N O V A T I O N F O R
CROCKETT ELEMENTARY SCHOOL

SP06-09 #2



* ADDRESS: CROCKETT ELEMENTARY
401 ELM STREET
BRYAN, TX 77801

* PROPERTY DOES NOT LIE WITHIN A DESIGNATED
FLOOD ZONE AREA ACCORDING TO THE FIRM MAPS,
COMMUNITY MAP NO. 4804-01 CAL 11 C, DATED JULY 2, 1992.
PROPERTY IS ZONED SF-5.

* EXISTING PROPOSED DRAINAGE IS PUBLIC HIGHWAY.
THE MINIMAL INCREASE IN IMPERVIOUS AREA (1/4" - 0.2 TO 0.4 G.A.)
WILL NOT EFFECT THE OVERALL DRAINAGE PATTERN OF THIS SITE.
NO NEW SEWER OR WATER TAPS ARE REQUIRED.

* NEW GRADE TO BE MAINTAINED AT A MINIMUM OF 2500 GAL.
LINE CONNECTING THE TRAPS 4 SAMPLING WELL TO SANITARY IS
4" PVC. SANITARY LINE OUT TO TAP IS 4".

* CONTRACTOR SHALL PROVIDE PROPER CONTAINMENT
PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED
WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS TO
NECESSARY TO PREVENT THE OCCURANCE OF WIND BLOWN LITTER
ON TO ADJACENT PROPERTIES.

PARKING ANALYSIS

REQUIRED PARKING (1 SPACE PER 20 STUDENTS) (500 STUDENTS)	- 25 SPACES
TOTAL EXIST. PARKING PROVIDED	- 68 SPACES
PROPOSED NEW PARKING	- 20 SPACES

* NOTE - 4 OF 79 SPACES ARE HANDICAPPED ACCESSIBLE W/RAMP AND PAINTED DESIGNATION

OWNER:
BRYAN INDEPENDENT SCHOOL DISTRICT
101 NORTH TEXAS AVE
BRYAN, TEXAS 77803
OWNER'S CONTACT:
RACHEL HENDERSON
DIRECTOR OF CONSTRUCTION
209-1049

LEGAL DESCRIPTION
A 7.866 ACRE TRACT
LOTS 2 & 4-28, BLOCK 8
LOTS 1-16, BLOCK 9,
& A PORTION OF WILLOW AVE.
MIDWAY PLACE ADDITION
VOLUME 81, PAGE 43
BRYAN BRAZOS CO. TEXAS

LEGEND:

BG - BACK OF CURB
 EP - EDGE OF PAVEMENT
 FL - FLOW LINE
 IN - INLET
 SD - STORM DRAIN MANHOLE
 CL - CLEAN OUT
 S - SANITARY SEWER MANHOLE
 W - WATER METER
 V - WATER VALVE
 F - FIRE HYDRANT
 L - LIGHT POLE
 U - UTILITY POLE
 G - GUY WIRE ANCHOR
 AE - AERIAL ELECTRIC LINES
 — AE — AE —
 AT - AERIAL TELEPHONE LINES
 — AT — AT —
 WF - WOOD FENCE
 — WF — WF —
 EX - EXIST. CHAIN LINK FENCE
 — EX — EX —
 NC - NEW CHAIN LINK FENCE
 — NC — NC —
 GA - COVERED AREA
 TS - TREE/SHRUB

REVISIONS

NUMBER	DATE
SDRC	3/8/06

PROJ. NO. 0528
DATE MARCH 2006

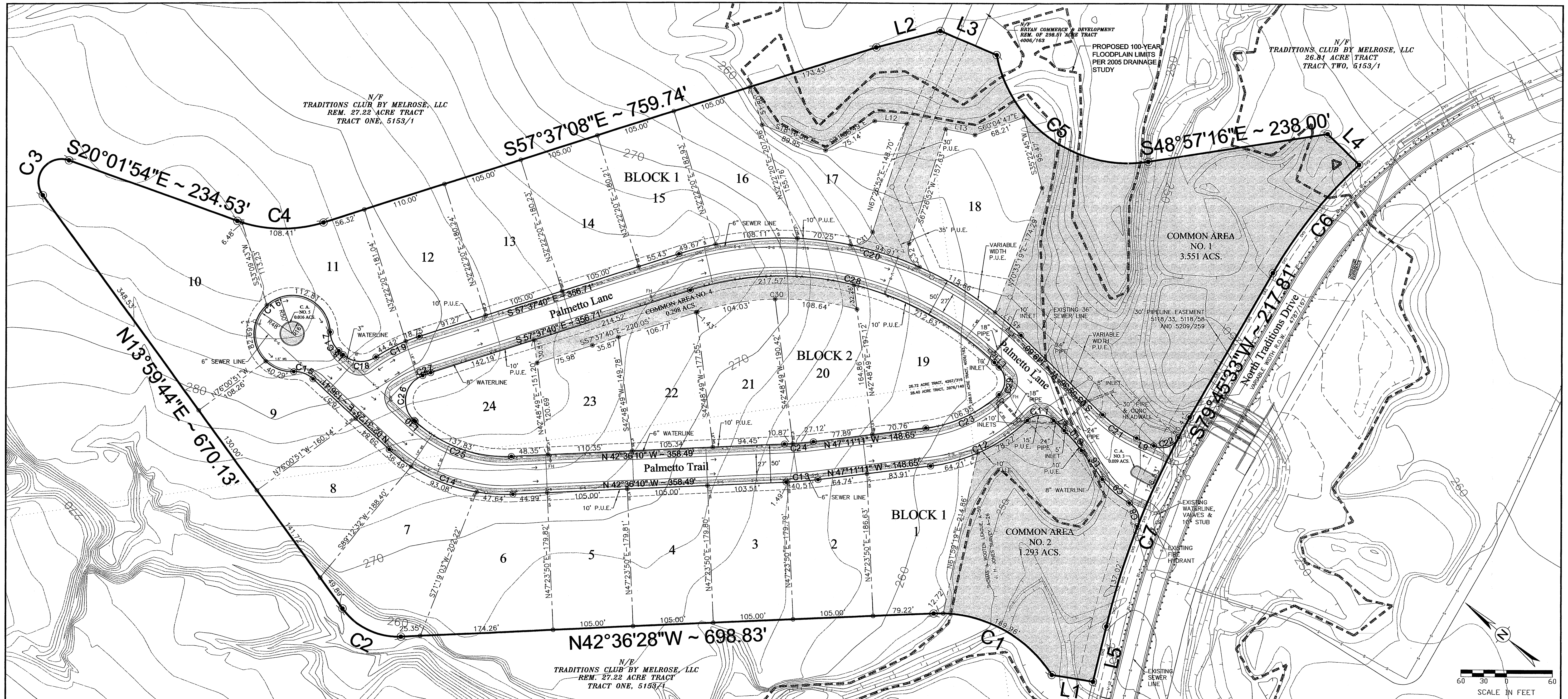
A.I.I.

OF 27

SITE PLAN

REF: SURVEY/CIVIL DRAWINGS

SCALE: 1"=50'-0"



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	182.68'	175.00'	59°48'37"	100.65'	174.50'	N12°41'59"W
C2	88.96'	90.00'	56°37'58"	48.49'	85.38'	N14°23'59"W
C3	76.11'	30.00'	145°21'18"	96.19'	57.28'	N86°50'24"E
C4	114.89'	175.00'	37°36'53"	59.60'	112.84'	S38°51'04"E
C5	268.76'	175.00'	87°59'36"	168.98'	243.12'	S04°57'28"E
C6	181.72'	605.00'	17°12'35"	91.55'	181.04'	S88°21'50"W
C7	295.95'	1045.00'	16°13'36"	148.97'	294.97'	S71°38'45"W
C8	35.62'	25.00'	81°38'33"	21.60'	32.69'	N30°13'29"E
C9	47.75'	112.00'	24°25'36"	24.24'	47.39'	N01°36'56"E
C10	34.33'	200.00'	9°50'08"	17.21'	34.29'	N08°54'40"E
C11	38.16'	25.00'	87°27'44"	23.92'	34.56'	N39°44'16"W
C12	142.48'	225.00'	36°16'57"	73.72'	140.11'	N65°19'39"W
C13	42.00'	525.00'	4°35'01"	21.01'	41.99'	N44°53'40"W
C14	177.21'	225.00'	45°07'35"	93.49'	172.67'	N20°02'22"W
C15	27.55'	35.00'	45°05'57"	14.53'	26.84'	N20°01'33"W
C16	235.79'	50.00'	27°01'15"	49.83'	26.84'	N67°28'35"W
C17	27.55'	35.00'	45°05'57"	14.53'	26.84'	S25°04'24"W
C18	46.57'	35.00'	76°14'13"	27.46'	43.21'	S35°35'41"E
C19	63.17'	225.00'	16°05'07"	31.79'	62.96'	S65°40'14"E
C20	483.97'	450.00'	61°37'16"	288.37'	460.98'	S26°49'02"E
C21	54.12'	160.00'	19°22'43"	27.32'	53.86'	S05°41'45"E
C22	37.75'	25.00'	86°31'22"	23.53'	34.27'	S58°38'48"E
C23	106.95'	175.00'	35°00'53"	55.20'	106.29'	N64°41'37"W
C24	38.00'	475.00'	4°35'01"	19.01'	37.99'	N44°53'40"W
C25	137.83'	175.00'	45°07'35"	72.71'	134.30'	N20°02'22"W
C26	71.00'	35.00'	116°13'15"	56.25'	59.43'	N60°38'03"E
C27	11.08'	175.00'	3°37'40"	5.54'	11.08'	S59°26'30"E
C28	430.20'	400.00'	61°37'16"	238.55'	409.76'	S26°49'02"E
C29	39.82'	25.00'	91°15'00"	25.55'	35.74'	S49°37'06"W
C30	212.67'	370.00'	32°55'58"	109.36'	209.75'	N41°09'41"W
C31	36.63'	25.00'	83°57'28"	22.49'	33.44'	S70°34'24"E
C32	36.63'	25.00'	83°57'28"	22.49'	33.44'	S29°28'08"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.75'	N30°37'05"W
L2	86.86'	S54°37'40"E
L3	80.13'	S17°08'48"E
L4	57.72'	S04°21'38"W
L5	74.35'	S63°31'57"W
L6	46.78'	N13°49'44"E
L7	19.03'	N03°59'36"E
L8	7.69'	S02°31'25"W
L9	24.80'	S15°23'07"E
L10	1.78'	N02°31'25"E
L11	8.43'	S03°59'36"W
L12	42.49'	S35°06'04"E
L13	39.45'	S28°36'35"E

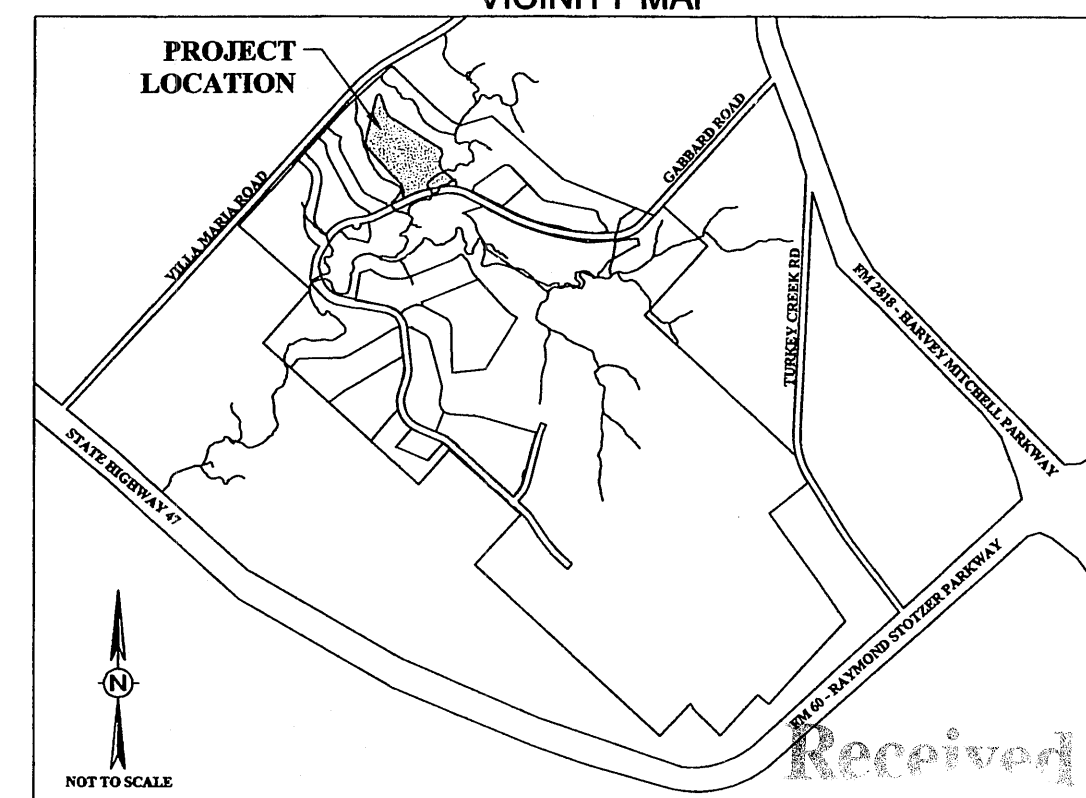
NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN C.P.S. MONUMENTS.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
- THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
- NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 4006, PG. 163, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7A ON THE MASTER PLAN.
- OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
- ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
- PER DEED RESTRICTIONS 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.

LEGEND

290	EXISTING CONTOUR (MAJOR)
290	EXISTING CONTOUR (MINOR)
---	PLAT BOUNDARY
---	ROW LINE
---	EDGE OF PAVEMENT LINE
---	PROPERTY LINE
---	OLD PROPERTY LINE
---	PROPERTY CORNER
---	PUBLIC UTILITY EASEMENT LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATERLINE
---	PROPOSED STORM SEWER LINE
---	FLOW DIRECTION
---	PROPOSED 4' SIDEWALK
---	FIRE HYDRANT
---	WATER GATE VALVE
---	SANITARY SEWER MANHOLE
---	WATER SERVICE
---	SANITARY SEWER SERVICE
---	PUBLIC UTILITY EASEMENT
---	100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)

VICINITY MAP



MAR 8 2006

Development & Engineering Services

PRELIMINARY PLAN THE TRADITIONS SUBDIVISION PHASE 15

19.828 ACRES

BLOCK 1, LOTS 1 THRU 18
BLOCK 2, LOTS 19 THRU 24

THOMAS J. WOOTEEN LEAGUE, A-59
J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'

OWNER:

Bryan Commerce & Development, Inc.
P.O. Box 1000
Bryan, Texas 77805
(979) 209-5119

DEVELOPER:

Bryan/Traditions, LP
2100 Traditions Blvd.
Bryan, Texas 77807
(979) 821-2582

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

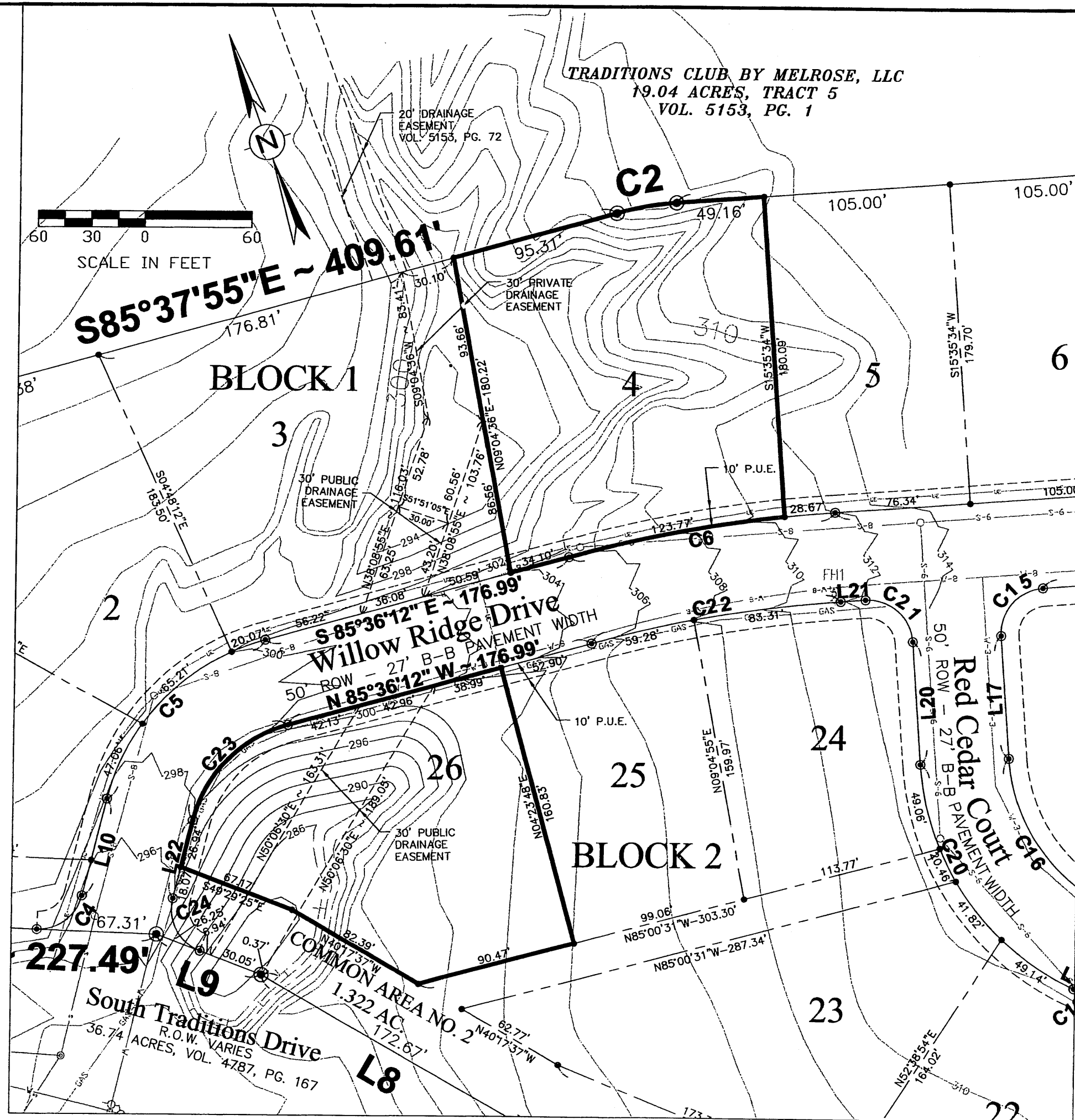
FEBRUARY, 2006
REVISED MARCH, 2006

ENGINEER:

TEXCON

General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

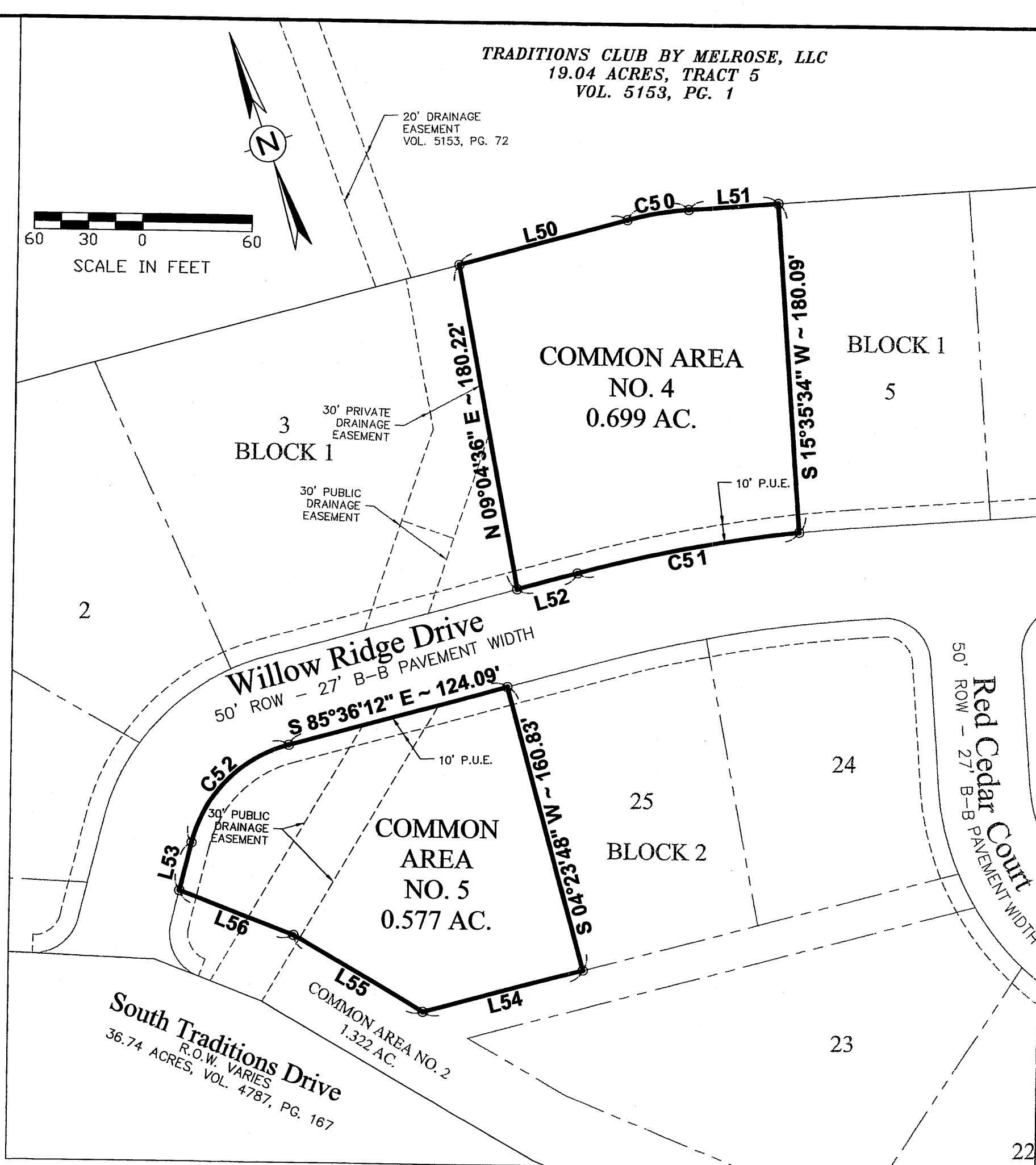
PP06-04 #2



LINE TABLE						
LINE	LENGTH	BEARING				
L22	45.02'	S33°44'16"W				

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C6	152.43'	775.00'	11°16'10"	76.46'	152.19'	S79°58'07"E
C23	79.40'	75.00'	60°39'33"	43.88'	75.75'	S64°04'02"W

ORIGINAL PLAT
BLOCK 1, LOT 4 AND BLOCK 2, LOT 26
OF THE
TRADITIONS SUBDIVISION - PHASE 7
VOL. 6181, PG. 282

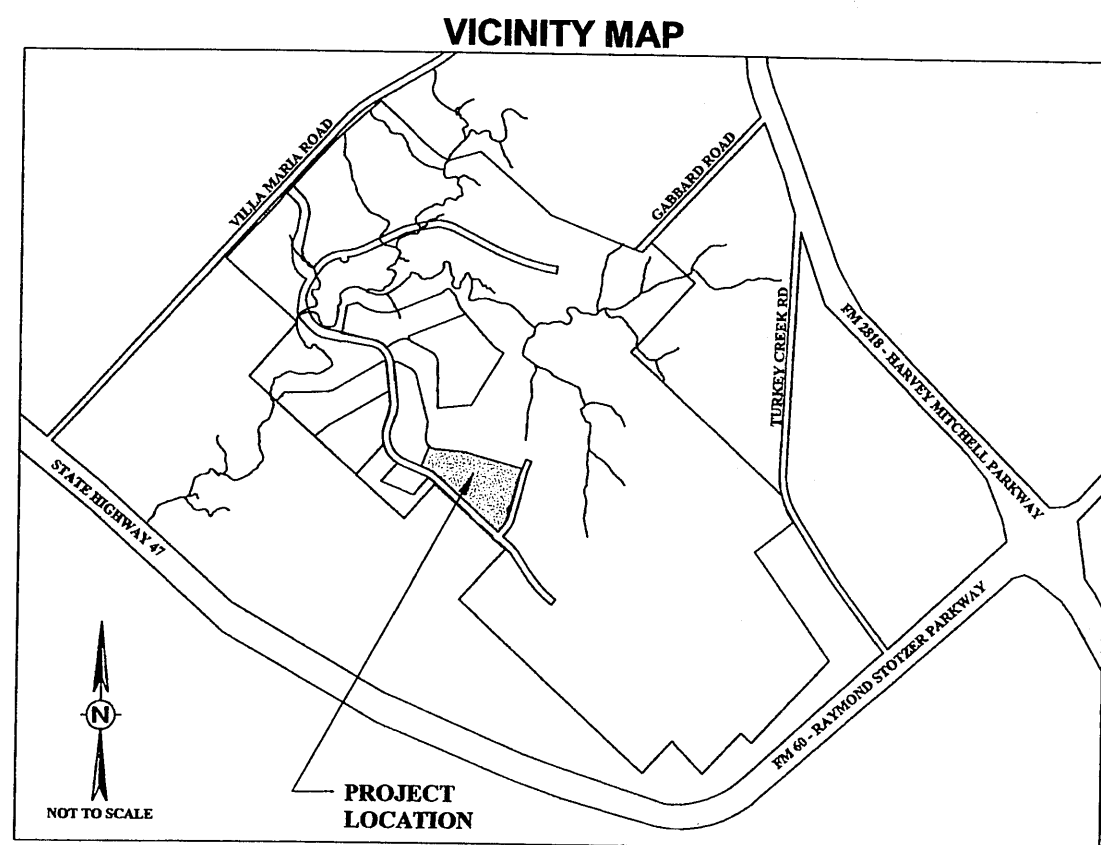


LINE TABLE		
LINE	LENGTH	BEARING
L50	95.31'	S85°37'55"E
L51	49.16'	S74°24'26"E
L52	34.10'	N85°36'12"W
L53	26.94'	N33°44'16"E
L54	90.47'	N85°00'31"W
L55	82.39'	N40°17'37"W
L56	67.17'	N49°29'25"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C50	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C51	123.77'	775.00'	9°09'00"	62.01'	123.63'	N81°01'42"W
C52	79.40'	75.00'	60°39'33"	43.88'	75.75'	N64°04'02"E

AMENDING PLAT
COMMON AREA NO. 4 AND
COMMON AREA NO. 5
OF THE
TRADITIONS SUBDIVISION - PHASE 7

LEGEND	
	REPLAT BOUNDARY
	PROPERTY LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT



- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN C.P.S. MONUMENTS.
 2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
 3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
 4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
 5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
 6. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6174, PG. 45, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 28 ON THE MASTER PLAN.
 7. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
 8. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE LOT OWNER OR THE HOMEOWNER'S ASSOCIATION.
 9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
 10. NO PRIVATE DRIVE ACCESS IS ALLOWED OFF OF SOUTH TRADITIONS DRIVE OR CLUB DRIVE.
 11. NO FILL MATERIAL CAN BE PLACED IN THE EXISTING DRAINAGES LOCATED IN COMMON AREA NO. 3 WITHOUT APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS BECAUSE IT IS CONSIDERED AN EPHEMERAL STREAM.
 12. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE LOT 4, BLOCK 1, AND LOT 26, BLOCK 2 INTO COMMON AREA NOS. 4 & 5, RESPECTIVELY. NO OTHER INFORMATION HAS CHANGED FROM THE ORIGINAL FINAL PLAT FOR THIS PHASE OF THE SUBDIVISION.

AMENDING PLAT
THE TRADITIONS
SUBDIVISION - PHASE 7
COMMON AREA NO. 4 - 0.699 ACRES
AND
COMMON AREA NO. 5 - 0.577 ACRES

J.H. JONES SURVEY, A-26
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'

FEBRUARY, 2006
 REVISED MARCH, 2006

OWNER/DEVELOPER:
 Bryan/Traditions, LP
 2100 Traditions Blvd.
 Bryan, Texas 77807
 (979) 821-2582

SURVEYOR:
 Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, LLC
 P.O. Box 269
 College Station, Texas 77841
 (979) 268-3195

ENGINEER:
TEXCON
 General Contractors
 Ginger L. Urso, P.E.
 1707 Graham Road
 College Station, Texas 77845
 (979) 764-7743

Received
 MAR 8 2006
 Surveying & Engineering
 Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 0.699 acre tract (Lot 4, Block 1) and the 0.577 acre tract (Lot 26, Block 2) shown on this replat, being a portion of the 20.032 acres of Phase 7 of the Traditions Subdivision Final Plat found in Volume 6181, Page 282, of the official records of Brazos County, and designated herein as Common Area No. 4 and Common Area No. 5, of the Traditions Subdivision, Phase 7, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Vice President
 Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public in and for the State of Texas

Printed Name: _____
 My Commission Expires: _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County, Texas, in Volume ____ Page ____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
 Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20____, and same was duly approved on the ____ day of _____, 20____ by said Commission.

Chairman, Planning & Zoning Commission,
 Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 20____.

City Engineer, Bryan, Texas

AP06-05 #2